



OPEN SPACE ADVISORY BOARD
Wednesday, January 19, 2011, 1:30 P.M.
8th Floor Conference Room
City Hall Building, 2 Civic Center Plaza

AGENDA

1. **Meeting Called to Order**
2. **Call to the Public** (items not listed on the agenda)
3. **Discussion and Action**
 - a. Approval of Minutes
 - i. December 22, 2010
 - ii. January 5, 2011
 - b. Changes to the Agenda
 - c. Review and comment on current zoning applications, as indicated below:
 - (1) **ZON10-00109:** All of Tract 8, Section 15, Block 81, TSP 2, T&P R.R. Surveys, City of El Paso, El Paso County, Texas
LOCATION: 6331 Alabama Drive
ZONING: R-4 (Residential)
REQUEST: From R-4 (Residential) to C-4 (Commercial)
EXISTING USE: Social/Fraternal Club
PROPOSED USE: Ballroom/Dance Hall
PROPERTY OWNER: El Maida Shrine Temple
REPRESENTATIVE: Steve Roberts and Ray Mancera
DISTRICT: 4
STAFF CONTACT: Arturo Rubio, 915-541-4633, rubioax@elpasotexas.gov
 - (2) **ZON10-00116:** A portion of Tract 1, E.D. Strong Survey No. 217, City of El Paso, El Paso County, Texas
LOCATION: East of Grand Teton Drive and North of Shasta Drive
ZONING: PMD (Planned Mountain Development)
REQUEST: Detailed Site Development Plan Review required by PMD District
EXISTING USE: Vacant
PROPOSED USE: Multi-family dwellings/Apartments
PROPERTY OWNER: Investment Builders, Inc.
REPRESENTATIVE: Wright & Dalbin Architects, Inc.
DISTRICT: 1
STAFF CONTACT: Arturo Rubio, 915-541-4633, rubioax@elpasotexas.gov

Mayor
John F. Cook

City Council

District 1
Ann Morgan Lilly

District 2
Susannah M. Byrd

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Rachel Quintana

District 6
Eddie Holguin Jr.

District 7
Steve Ortega

District 8
Beto O'Rourke

City Manager
Joyce A. Wilson



(3) **ZON10-00092:** Lots 1-24, Block 1, Coronado Springs, City of El Paso, El Paso County, Texas
LOCATION: Silver Springs Drive, East of Thunderbird Drive
ZONING: PR-II/sc (Planned Residential II/special contract)
REQUEST: Detailed Site Development Plan Review per special contract dated January 14, 1979
PROPOSED USE: Apartments
REPRESENTATIVE: Del Rio Engineering, Inc.
DISTRICT: 1
STAFF CONTACT: Esther Guerrero, (915) 541-4720, guerreroex@elpasotexas.gov

d. Review and comment on current subdivision applications, as indicated below:

(1) **SUB11-00010:** Cumbre Estates Unit 1 Amending – Being an amendment of Lots 49 and 50, Block 2, Cumbre Estates Unit 1 Amending Plat, City of El Paso, El Paso County, Texas
LOCATION: East of Grand Teton Drive and North of Shasta Drive
PROPERTY OWNER: Mountain Vista Builders and Belkin Capital Investments
REPRESENTATIVE: CAD Consulting
DISTRICT: 1
APPLICATION TYPE: Amending Plat
STAFF CONTACT: Raul Garcia, (915) 541-4935, garcia1@elpasotexas.gov

4. **Discussion and Action** on an Ordinance amending the 2025 Proposed Thoroughfare System as detailed in the Map Atlas of The Plan for El Paso and its related documents as originally approved by El Paso City Council in 1999, and as subsequently amended, to delete Southwestern Drive, Northwestern Drive, and an unnamed east-west collector arterial as collector arterials north of Redd Road, south of Helen of Troy Drive, and east of Interstate Highway 10.
Contact: Melissa Granado, (915) 541-4730, granadom@elpasotexas.gov
5. **Discussion, Information, and Action** on maintaining access to the State Park through existing trailheads and neighborhood.
Contact: Eddie García, (915) 541-4638, garciaez2@elpasotexas.gov
6. **Discussion and Action** on how to proceed with developing standards for the Hillside Development Area.
Contact: Mathew McElroy, (915) 541-4193, mcelroymx@elpasotexas.gov
7. **Discussion and Action:** Items for Future Agendas
8. **Adjournment**



EXECUTIVE SESSION

The Open Space Advisory Board of the City of El Paso may retire into EXECUTIVE SESSION pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Chapter 551, Subchapter D, to discuss any of the items on this agenda, consistent with the terms of the Open Meetings Act. The Open Space Advisory Board will return to open session to take any final action.

- Section 551.071 CONSULTATION WITH ATTORNEY
- Section 551.072 DELIBERATION REGARDING REAL PROPERTY
- Section 551.073 DELIBERATION REGARDING PROSPECTIVE GIFTS
- Section 551.074 PERSONNEL MATTERS
- Section 551.076 DELIBERATION REGARDING SECURITY DEVICES
- Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

Posted this _____ day of January, 2011 at _____ A.M.,
Basement Bulletin Board, City Hall, 2 Civic Center Plaza, by Armida R. Martinez, Planning and Economic Development





ADVISORY BOARD MINUTES

December 22, 2010

City Hall – 1:30 P.M.

8th Floor Conference Room

2 Civic Center Plaza, El Paso, Texas

Members Present: 5

Charlie S. Wakeem, James H. Tolbert, Robert Ardovino, Lois Anne Balin, and Kevin T. von Finger

Members Absent: 4

Bill G. Addington, Terry Bilderback, Richard L. Thomas, and Luis Ruiz

Member Vacancies: 0

Ex-Officio Members Absent: 1

Gonzalo Cedillos

Planning and Economic Development Staff Present:

Mathew McElroy, Deputy Director – Planning; Philip Etiwe, Development Review Manager; Kim Forsyth, Lead Planner; Eddie Garcia, Lead Planner; Melissa Granado, Senior Planner; Todd Taylor, Planner; Raul Garcia, Planner; Justin Bass, Planner; and Donna Martinez, Senior Secretary

Others Present:

Judy Ackerman, citizen; Lupe Cuellar, Assistant City Attorney, City Attorney's Office; Rudy Valdez, Utility Land Management Coordinator, El Paso Water Utilities; Kareem Dallo, Engineering Division Manager, Engineering and Construction Management; Carlos Jimenez, CAD Consultants; Fred Dalbin, Wright & Dalbin Architects, Inc.; Roy Lopez, Investment Builders; and Conrad Conde, Conde, Inc.

1. Meeting Called to Order

Chair Wakeem called the meeting to order.

2. Call to the public (for items not on the agenda)

Chair Wakeem explained members of the public will be given three minutes to address the Board Members on items not on the agenda. He requested comments be directed at Board Members only.

Judy Ackerman, Franklin Mountain Wilderness Coalition, explained the Franklin Mountain Wilderness Coalition is asking individuals to sign a petition. The petition requests that City Council reserve city owned land located in the northwest, north and south of Transmountain Road and west of the State Park.

Meeting was delayed momentarily, lost quorum.

3. **Discussion and Action**

a. Approval of Minutes: December 8, 2010

Chair Wakeem asked Board Members if there were any additions/corrections/revisions. There being none.

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Tolbert and UNANIMOUSLY CARRIED TO APPROVE THE MINUTES FOR DECEMBER 8, 2010.

b. Changes to the Agenda

No changes.

c. Review and comment on current zoning applications, as indicated below:

- (1) **ZON09-00090:** Parcel 1: Portion of Nellie D. Mundy Survey 246; City of El Paso, El Paso County, Texas
Parcel 2: Portion of Tract 1, Abstract 10070, S. J. Larkin Survey 269; City of El Paso, El Paso County, Texas
Parcel 3: Portion of Tract 1-A, Abstract 10070, S. J. Larkin Survey 269, City of El Paso, El Paso County, Texas
LOCATION: North and South of Transmountain Road, West of Franklin Mountain State Park
REQUEST: Parcel 1: From R-3 (Residential) and PMD (Planned Mountain Development) to NOS (Natural Open Space)
Parcel 2: From PMD (Planned Mountain Development) to NOS (Natural Open Space)
Parcel 3: From PMD (Planned Mountain Development) to NOS (Natural Open Space)
PROPERTY OWNER: City of El Paso
REPRESENTATIVE: City of El Paso
DISTRICT: 1
STAFF CONTACT: Kimberly Forsyth, (915) 541-4668, forsythkl@elpasotexas.gov

Ms. Forsyth stated, at the last OSAB meeting, Board Members requested the item be placed on the agenda.

Chair Wakeem gave a PowerPoint presentation and explained at the November 18, City Plan Commission meeting, Chair Updike wondered if there was room to negotiate a compromise on the proposed NOS area. Of the original 916 proposed acres, 124 acres were sold to the State Park; a new survey was conducted on the remaining 792 acres. Chair Wakeem would agree to a compromise preserving the two arroyos and hills, within the Natural Open Space (NOS) scenic corridor, at the very least.

Mr. McElroy explained, per the NOS ordinance as adopted today, all you have to do is survey the parts you want to make NOS, that's it, they're preserved NOS.

Mr. Valdez stated the PSB agrees with what the City Plan Commission recommended.

MOTION:

Motion made by Mr. Ardovino, seconded by Mr. Tolbert to stick with the original motion made by the OSAB. No vote was taken.

FOR CLARIFICATION

If what the Board Members are voting on is the same as what was previously voted on, Ms. Cuellar suggested, Board Members take no action.

No action was taken.

d. Review and comment on current subdivision applications, as indicated below:

- (1) **SUB10-00278** Mesa Mountain – Being a portion of Tracts 2A3 and 2T2, A.F. Miller Survey No. 215, City of El Paso, El Paso County, Texas
- LOCATION: East of Mesa and South of Mesa Hills
- PROPERTY OWNER: Mesa Mountain Inv. LLC
- REPRESENTATIVE: CAD Consultants
- DISTRICT: 1
- APPLICATION TYPE: Minor
- STAFF CONTACT: Eddie Garcia, (915) 541-4638, garciaez2@elpasotexas.gov

Mr. Eddie Garcia gave a PowerPoint presentation and explained the applicant is proposing one 2.3 acre commercial lot. Staff recommends approval.
(presentation on file)

Mr. Carlos Jimenez, CAD Consultants, explained the property owner is legalizing the lot.

Chair Wakeem asked if Board Members or members of the audience wished to comment on the request. There were none.

MOTION:

*Motion made by Mr. von Finger, seconded by Ms. Balin and **UNANIMOUSLY CARRIED TO APPROVE.***

- (2) **SUB10-00248** Cumbre Estates #1 Replat B - Being a replat of Lots 38-42 and a portion of 54, Block 2 and a portion of Stanton Street Right-of-way, Cumbre Estates Unit 1, Amending Subdivision, City of El Paso, El Paso County, Texas
- LOCATION: South of Zenith and West of Castellano
- PROPERTY OWNER: Investment Builders Inc.
- REPRESENTATIVE: Brock & Bustillos

DISTRICT: 1
APPLICATION TYPE: Resubdivision Combination
STAFF CONTACT: Raul Garcia, (915) 541-4935, garciar1@elpasotexas.gov

Mr. Raul Garcia gave a PowerPoint presentation and explained the applicant is proposing seven single family lots on 4.29 acres, with 2.43 acres of public open space and a 20-foot wide alley for access to the rear of the lots. (presentation on file)

POINT OF CLARIFICATION

Mr. von Finger asked Staff if open space had to be natural open space.

Mr. Garcia explained open space land must be left undisturbed.

Mr. Fred Dalbin, Wright & Dalbin Architects, Inc., explained issues, per the Parks and Recreation Staff Report comments, have been resolved. One issue that is pending is regarding the calculation on the sewer line. The sewer line has been installed; however, the Public Service Board is asking for a recalculation. Mr. Dalbin made comments regarding the existing grading, the retaining wall, and re-vegetation/landscape. The PSB access easement may become a trailhead.

Chair Wakeem recommended postponing the item until all issues have been resolved.

1st MOTION:

Motion made by Ardivino to POSTPONE TO THE NEXT MEETING. There was no second, Motion died.

Mr. Dallo noted the arroyos are not designated on the FEMA map.

2nd MOTION:

Motion made by Mr. Tolbert, seconded by Ms. Balin and UNANIMOUSLY CARRIED TO APPROVE SUBJECT TO ALL ISSUES BEING RESOLVED.

Chair Wakeem requested SUB10-00303, SUB10-00301, and SUB10-00302 be taken together.

(3) SUB10-00303 Resler Ponding Area 5 - Being a portion of S. J. Larkin Survey
No. 266, City of El Paso, El Paso County, Texas
LOCATION: West of Redd Road and North of Helen of Troy
PROPERTY OWNER: Hunt Communities
REPRESENTATIVE: Conde, Inc.
DISTRICT: 1
APPLICATION TYPE: Extension request to record plat
STAFF CONTACT: Raul Garcia, (915) 541-4935, garciar1@elpasotexas.gov

Mr. Garcia gave a PowerPoint presentation and explained the extension request is to resolve issues regarding plan improvements, rock wall, and PSB Staff.
(presentation on file)

- (4) **SUB10-00301** Resler Ponding Area One – Being a portion of S.J. Larkin Survey No. 266, City of El Paso, El Paso County, Texas
LOCATION: East of Redd Road and South of Hermoso Del Sol Drive
PROPERTY OWNER: Hunt Communities Holdings, LLC
REPRESENTATIVE: Conde, Inc.
DISTRICT: 1
APPLICATION TYPE: Extension request to record plat
STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Mr. Bass gave a PowerPoint presentation and explained the extension request is to resolve issues between the developer, PSB and Land Management Staff.
(presentation on file)

Mr. Dallo explained detention (four) and retention (one and five) ponds. The arroyos will have rock wall fencing, to preserve public health, safety and welfare, there will be no access for wildlife.

- (5) **SUB10-00302** Resler Ponding Area Four – Being a portion of Tracts 1B5, 1B5B, 1B5C and 1F5, save and except 0.755 acre portion for Stonegate Properties I LTD, S.J. Larkin Survey No. 266, City of El Paso, El Paso County, Texas
LOCATION: East of Resler Drive and North of Helen of Troy Drive
PROPERTY OWNER: Hunt Communities Holdings, LLC
REPRESENTATIVE: Conde, Inc.
DISTRICT: 1
APPLICATION TYPE: Extension request to record plat
STAFF CONTACT: Justin Bass, (915) 541-4930, bassjd@elpasotexas.gov

Mr. Bass gave a PowerPoint presentation. (presentation on file)

Discussion amongst Board Members and Staff regarding Parks and Recreation Department not allowing parkland dedication for arroyos as park credit for the developer.

Ms. Cuellar stated City Council has directed Staff to look at the Parks Section of the Subdivision Code to address park credit for arroyos and other issues such as more park ponding areas. She commented on the request by City Council that the developer submit performance bonds in the event the project will not be completed on time.

Mr. Valdez commented on the lack of water percolation.

Mr. Dallo noted the flume design would be changing, the arroyos will have rock wall fencing, to preserve public health, safety and welfare, there will be no access for wildlife.

Chair Wakeem commented on the extensive use of concrete and fencing and prohibiting wildlife access to these ponding areas.

MOTION:

Motion made by Mr. Ardovino, seconded by Mr. Tolbert and UNANIMOUSLY CARRIED TO APPROVE THE EXTENSION OF SIX MONTHS FOR ALL THREE PONDING AREAS AND RECOMMEND THAT SPECIAL ATTENTION BE GIVEN TO LEAVING A WILDLIFE CORRIDOR TO THE PONDING AREAS, ESPECIALLY FOR SUB10-00302.

4. **Discussion and Information** regarding the Mountain Development Vegetation Plan, the Native Plant Preservation Standard Plan, and the El Paso County Plant List for Re-vegetation on Restoration Projects. (copies on file)

Contact: Lois Balin, Texas Parks and Wildlife, Lois.Balin@tpwd.state.tx.us

Ms. Balin would like to have a plan regarding how to restore vegetation, salvage plants and methods on how this can be accomplished.

Regarding definitions, Mr. von Finger felt Staff did not have the necessary expertise and requested they work with Ms. Balin.

5. **Discussion and Action** for the Chair to appoint a subcommittee to review and add Hillside Development Area standards to the Subdivision Ordinance.

Contact: Charlie Wakeem, OSAB Chair, charliewak@sbcglobal.net

Chair Wakeem suggested Staff review the Mountain Development Vegetation Plan, the Native Plant Preservation Standard Plan and the El Paso County Plant List for Re-vegetation on Restoration Projects information, add comments and subsequently incorporate that into the HDA/MDA ordinance.

Ms. Cuellar suggested Board Members postpone the item. In the interim, she will draft the ordinance language and discuss hiring a consultant with Mr. McElroy.

6. **Discussion and Action:** Items for Future Agendas

Chair Wakeem requested the following items for the next agenda:

1. **Agenda item 5 – Discussion and Action** regarding a process for the Hillside Development Area.
2. **Discussion and Action** regarding accessing trailheads to the State Park from neighborhoods. Chair Wakeem asked Staff to invite Kevin Lovell, citizen, and John Moses, State Park Superintendent.
3. Regarding maps, Mr. Ardovino recommended Staff look into utilizing iPad(s) to access Live Google Earth during meetings rather than printing several different maps.

Mr. Ardovino noted he did not receive his agenda packet in the mail.

Chair Wakeem explained the process of compiling the agenda.

Ms. Balin thanked Staff for improving the quality of maps in the agenda packets.

Chair Wakeem thanked Staff for their professionalism and respect to Board Members.

7. Adjournment

MOTION:

*Motion made by Mr. von Finger, seconded by Ms. Balin and UNANIMOUSLY CARRIED TO
ADJOURN THE MEETING AT 2:53 p.m.*

Minutes prepared by Donna Martinez



ADVISORY BOARD MINUTES

January 5, 2011

City Hall – 1:30 P.M.

8th Floor Conference Room

City Hall Building, 2 Civic Center Plaza

Members Present: 7

Robert Ardovino, Lois Anne Balin, Terry Bilderback, Richard Thomas, James H. Tolbert, Kevin T. von Finger, and Charlie S. Wakeem

Members Absent: 2

Bill Addington, and Luis Ruiz

Member Vacancies: 0

Planning and Economic Development Staff Present:

Mathew McElroy, Deputy Director – Planning; Philip Etiwe, Development Review Manager; David Coronado, Lead Planner; Kim Forsyth, Lead Planner; Melissa Granado, Senior Planner; and Shamori Witt, Planner

Others Present:

Lupe Cuellar, Assistant City Attorney; Legal Department; Rudy Valdez, EPWU-PSB; Richard Garcia, Land Operations Manager, Parks and Recreation; Kevin Lovell, General Manager, KVIA-TV; John Moses, Superintendent, Texas Parks and Wildlife, El Paso, Texas; Dr. Cesar Mendez, Site Superintendent, Franklin State Park; Trish Tanner, Jobe

1. Meeting Called to Order

Chair Wakeem called the meeting to order at 1:33 p.m.

2. Call to the public (for items not on the agenda)

None

3. **Discussion and Action** on changes to the Agenda.

Chair Wakeem requested item 5 be moved to the forefront.

MOTION:

*Motion made by Mr. Thomas, seconded by Mr. von Finger and **UNANIMOUSLY CARRIED TO APPROVE THE CHANGE TO THE AGENDA.***

4. **Discussion and Action** on how to proceed with developing standards for the Hillside Development Area.

Contact: Matthew McElroy, (915) 541-4193, mcelroymx@elpasotexas.gov

Mr. McElroy explained the issue is pending direction from Ms. Wilson and whether or not there's money available in the departmental budget or possible City Council action. He will update the Board Members at the next OSAB meeting.

Item 5 was moved to the forefront.

5. **Discussion and Action** on maintaining access to the State Park through existing trailheads and neighborhoods. Contact: Charlie Wakeem, OSAB Chair, charliewak@sbcglobal.net

Chair Wakeem gave a PowerPoint presentation and read into the record a portion of "*A Vision Statement for Open Space*" (*TOWARDS A BRIGHT FUTURE A Green Infrastructure Plan For El Paso, Texas*, January 2007, Halff Associates).

Mr. Lovell stated due to private development he is no longer able to access hiking trails from his residence. Furthermore, due to same development "No Trespassing" and "Violators Will Be Prosecuted" signs have recently been posted. He explained there are two issues:

1. Developed private land with associated open space.

His hope is that a trail could be developed, with the approval of property owners, on the outer boundary of the open space area; and/or

2. The city might accept the trail as Right-of-Way.

Mr. Lovell suggested the proposed crude trail could go around the border of the private development; subsequently connecting to the existing G Trail(s). In the long term, perhaps there is land beyond this development, possibly owned by the PSB or the City; that would provide recreationists access to open space and trailheads.

At this time, Mr. Lovell presented a news story which KVIA-TV aired approximately two or three weeks ago regarding issues affecting this particular hiking trail. Additionally, he presented photographs and commented on the affected hiking trail and surrounding area.

Mr. Moses introduced Dr. Cesar Mendez, Site Superintendent, Franklin Mountain State Park. Mr. Moses explained legally accessing the State Park via registering groups and/or individuals (annual pass) and Iron Rangers (fee collection stations) monies are used for the State Park.

Texas Parks and Wildlife Staff will work with individuals wishing to establish trailheads, as long as there is public access. If interested, Mr. Moses had copies of the 2010 Management Plan for Board Members. Chair Wakeem will email copies of the Plan to Board Members.

Staff and Board Members discussed possible code amendments regarding public access right-of-way to hiking trails/park credit for developers for public access right-of-way to hiking/park credit for arroyos for developers/allowing less than one acre for contiguous park space/allowing more open space rather than a turf park within subdivisions/trailhead parking/code amendments allowing more options/flexibility in determining what counts as park credit.

For the January 19th OSAB meeting, Mr. McElroy suggested, staff will report back and discuss what the current subdivision code allows and what future changes may be necessary. The next issue will be having the Board determine the location/area for the trailhead(s) location/area. Afterward, Board Members or Council will make a determination designating those areas where credit will be given if there has to be a trade off between a park and open space.

Chair Wakeem turned over copies of the Plan to staff to be distributed to Board Members at the next meeting.

No action was taken.

6. **Discussion and Information** on staff improving distribution, presentations, and reports including the utilization of Live Google Earth.

Contact: David Coronado, (915) 541-4632, coronadoda@elpasotexas.gov

Mr. Coronado understood Board Members would like to have the agenda/maps be interactive using Google Earth. If this new interactive method is adopted as part of the staff reports, staff will require training in this area.

Agenda files are too large for some computers, staff will try emailing the agenda/attachments in several emails. Additionally, staff will post the agenda in "Dropbox" and send IT the link to post the agenda.

7. **Discussion and Action** Items for Future Agendas

Chair Wakeem requested the following:

1. Decision regarding funding for a consultant on the Hillside Development Area; and
2. Report on the Trail Access, existing code and possible amendments to the code;

Mr. Kevin von Finger requested to add the following item:

1. Briefing from Mr. Puga regarding the ASARCO project and future development.

Mr. Coronado will email information distributed at today's meeting to those who requested.

Briefly, Board Members and Staff discussed Transmountain Road/Franklin Mountain State Park and Traffic Impact Analysis (TIA).

8. **Adjournment**

MOTION:

Motion made by Mr. von Finger, seconded by Mr. Thomas and UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 2:52 P.M..

Minutes prepared by Donna Martinez



City of El Paso – Open Space Advisory Board

Case No: ZON10-00109
Application Type: Rezoning
CPC Hearing Date: February 10, 2011
Staff Planner: Arturo Rubio, 915-541-4633, rubioax@elpasotexas.gov

Location: 6331 Alabama Street
Legal Description: All of Tract 8, Section 15, Block 81, TSP 2, T & P R.R. Surveys, City of El Paso, El Paso County, Texas
Acreage: 7.918 acres
Rep District: 4
Zoning: R-4 (Residential)
Existing Use: Social/Fraternal Club
Request: From R-4 (Residential) to C-4 (Commercial)
Proposed Use: Ballroom/Dance Hall

Property Owner: El Maida Shrine Temple
Applicant: El Maida Shrine Temple
Representative: Steve Roberts and Ray Mancera

SURROUNDING ZONING AND LAND USE

North: PMD (Planned Mountain Development)/Vacant
South: PMD (Planned Mountain Development)/Office/R-3 (Residential)/Single-family dwellings
East: R-4 (Residential)/Two-family dwellings
West: PMD (Planned Mountain Development)/Vacant

Plan for El Paso Designation: Residential (Northeast Planning Area)
Nearest Park: North Open Reserve (1,079 Feet)
Nearest School: Burnet Elementary (3,196 Feet)

NEIGHBORHOOD ASSOCIATIONS

North Hills Pride Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on January 24, 2011. The Planning Division has not received any letters or phone calls in support or opposition of the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone property from R-4 (Residential) to C-4 (Commercial) to allow for ballroom/dance hall use. There is an existing El Maida Shrine Temple on the site which can operate as a social/fraternal club, a permitted use on R-4. The applicant is requesting a C-4 zoning to allow for Ballroom/Dance Hall use, which is not permitted on R-4. The proposed access is from Alabama Street.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **denial** of rezoning the subject property from R-4 (Residential) to C-4 (Commercial) based on the incompatibility with the comprehensive plan and the encroachment to the established PMD to the North, South, West and R-3 zoned properties to the East.

The Plan for El Paso-City-Wide Land Use Goals

All applications for rezoning shall demonstrate compliance with the following criteria:

- a. Goal: provide a pattern of commercial and office development which best serves community needs and which complements and serves all other land uses.
- b. Goal: preserve, protect, and enhance the integrity, economic vitality and livability of the city's neighborhoods.
- c. Goal: encourage the provision of neighborhood commercial services which are compatible with a neighborhood's residential character.
- d. Goal: provide a wide range of housing types that respond to the needs of all economic segments of the community.

The purpose of the C-4 (Commercial) district is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the central business district, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for rezoning and offered no objections to Planning Staff's recommendation for **denial**.

Engineering & Construction Management Services Department – Plan Review

Plan Review has no objections to the rezoning

Landscaping: Landscape not required for this project under 18.46.

Engineering & Construction Management Service Department - Land Development

1. Verify drainage flow direction.
2. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
3. The Subdivision is within Flood Zone C, "Areas of minimal flooding"- Panel # 480214 0029B, date October 15, 1982.

* This requirement will be applied at the time of development.

Department of Transportation

1. A TIA is required to properly analyze the increase in traffic that will be generated by the C-4 zoning.
2. All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.

Fire Department

El Paso Fire Department has no objections to rezoning request.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the rezoning application

1. Recommend approval of the application finding that the rezoning is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the rezoning into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the rezoning does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified in the Plan by the CPC.

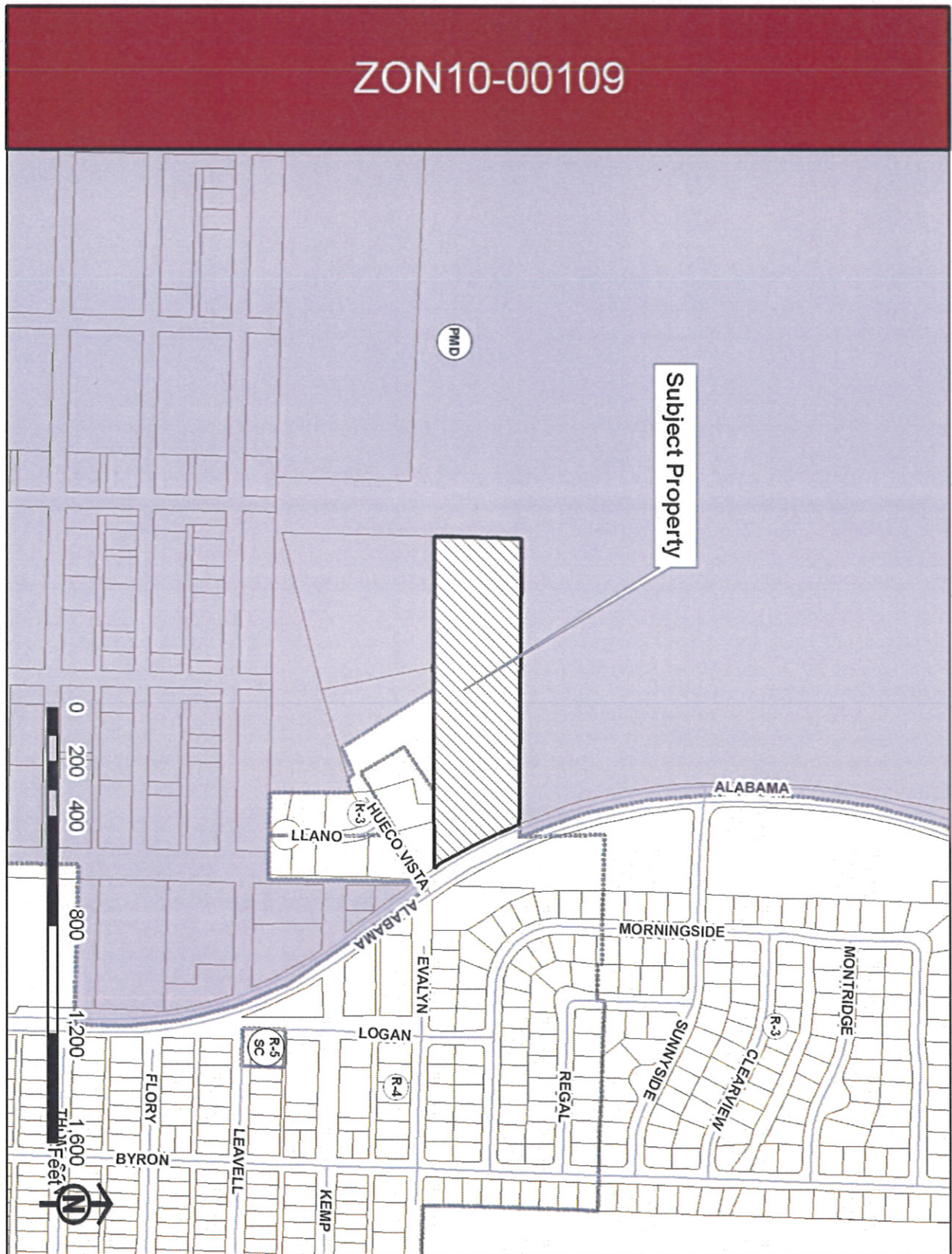
Attachments:

Attachment 1: Zoning Map

Attachment 2: Aerial Map

Attachment 3: Conceptual Site Plan

ATTACHMENT 1: ZONING MAP

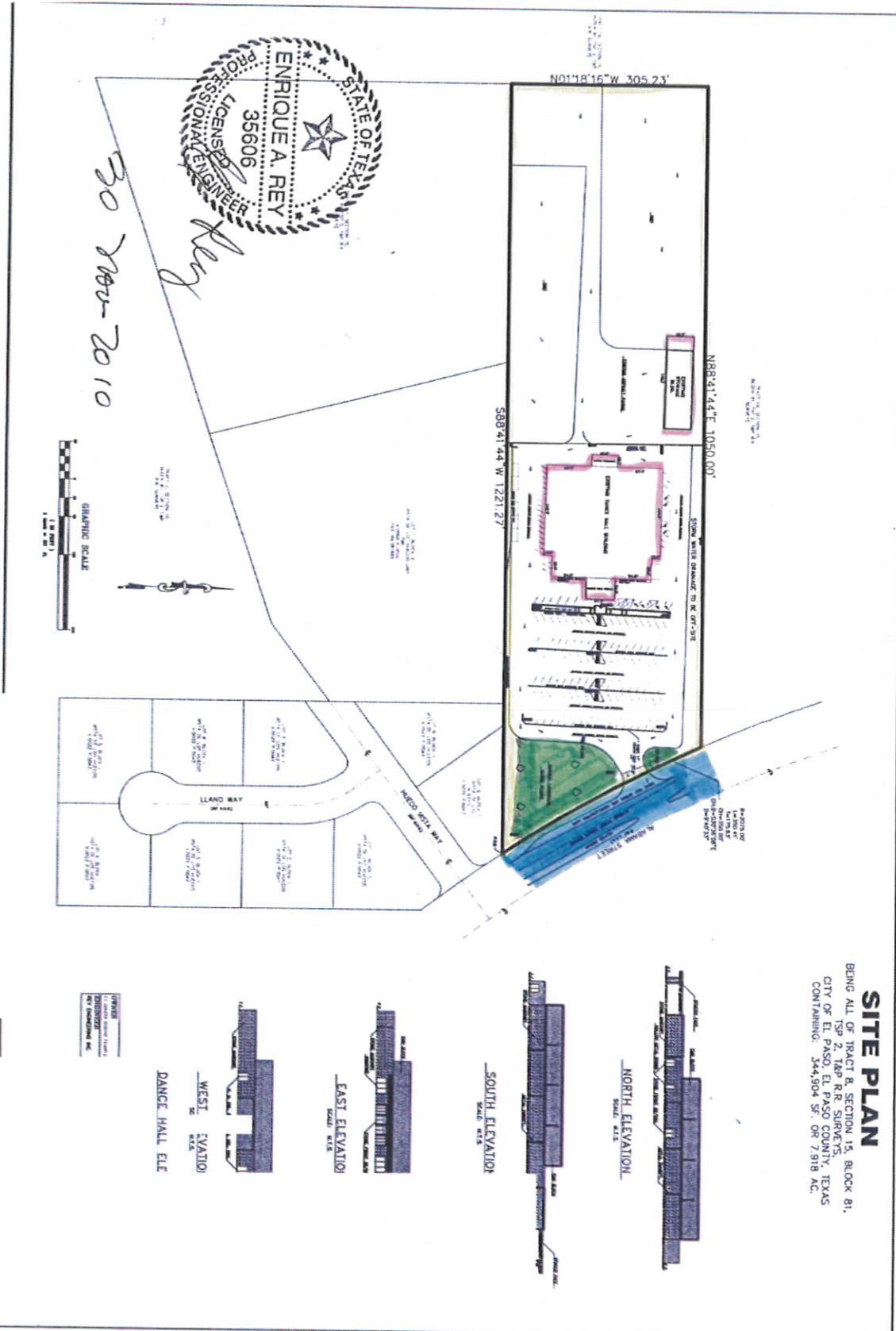


ATTACHMENT 2: AERIAL MAP

ZON10-00109



ATTACHMENT 3: CONCEPTUAL SITE PLAN





City of El Paso – Open Space Advisory Board

Case No: ZON10-00116
Application Type: Detailed Site Development Plan
CPC Hearing Date: January 27, 2011
Staff Planner: Arturo Rubio, 915-541-4633, rubioax@elpasotexas.gov

Location: East of Grand Teton Drive and north of Shasta Drive
Legal Description: A portion of Tract 1, E.D. Strong Survey No. 217, City of El Paso, El Paso County, Texas
Acreage: 15.482 acres
Rep District: 1
Zoning: PMD (Planned Mountain Development)
Existing Use: Vacant
Request: Detailed Site Development Plan required by PMD district

Property Owner: Investment Builders, Inc.
Representative: Wright & Dalbin Architects, Inc.

SURROUNDING ZONING AND LAND USE

North: PMD (Planned Mountain Development) Vacant
South: PMD (Planned Mountain Development) Vacant
East: PMD (Planned Mountain Development) Vacant
West: PMD (Planned Mountain Development) Vacant

THE PLAN FOR EL PASO DESIGNATION: Residential (Northwest Planning Area)

NEAREST PARK: Mission Hills Park (11,785)

NEAREST SCHOOL: Morehead Middle School (10,354 Feet)

NEIGHBORHOOD ASSOCIATIONS

Save the Valley
Coronado Neighborhood Association
Upper Mesa Hills Neighborhood Association
Upper Valley Improvement Association

NEIGHBORHOOD INPUT

Notice of the public hearing is not required on detailed site development plan per El Paso City Code, 20.04.520 *Notice*.

APPLICATION DESCRIPTION

The applicant is requesting a detailed site development plan review as required by 20.10.370 *Mountain Development G. 2. Site Plan* for multi-family use. The site plan shows 1 multi-family lot that includes two 13,560 square foot apartment buildings comprised of 12 single story units each and a 1,200 square foot club house and 8.68 acres of Public Open Space. Primary access is proposed from Shasta Drive.

DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION

Pending DCC Review.

DEVELOPMENT SERVICES DEPARTMENT-PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **Pending** of the detailed site development plan to allow applicant to make minor revisions and allow the plat to be presented concurrently with site plan.

The Plan for El Paso-City-Wide Land Use Goals

All applications for detailed site development plan shall demonstrate compliance with the following criteria:

- a. Goal: Provide and enforce standards for providing decent, safe and sanitary housing for all El Pasoans in accordance with federal, state and local regulations.
- b. Goal: Provide a wide range of housing types that respond to the needs of all economic segments of the community.

The purpose of the PMD (Planned Mountain Development) district is to preserve and protect the significant natural features of the mountain development and hillside area within the city. It is intended that the regulations of the district provide design alternatives which help to minimize disturbances to the natural character of the area and which enhance the open space and aesthetic qualities of the land. The regulations of this district are designed to protect, stabilize and enhance the development of these environmentally sensitive lands and to preserve them from the encroachment of more intensive forms of development.

Engineering and Construction Management-Plan Review

Plan Review has no objections.

Engineering and Construction Management-Land Development

1. Provide existing & proposed drainage flow on site plan.
2. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*
3. Grading plan and permit shall be required.*
4. Storm Water Pollution Prevention Plan and/or permit required.*
5. Drainage plans must be approved by Engineering and Construction Management Department, Land Development Section.*
6. The Subdivision is within Flood Zone C, "Areas of minimal flooding"- Panel # 480214 0028C, date February 5, 1986.

* This requirement will be applied at the time of development.

Department of Transportation

1. Recommend that the site plan be processed simultaneously with the proposed subdivisions to ensure proper access.
2. All existing / proposed paths of travel, accessible sidewalks, wheel chair access curb ramps and driveways within public right-of-ways shall be in compliance with current ADA /TAS rules and regulations and Current City of El Paso Design Standards for Construction.
3. Recommend pedestrian path or markings to offer safe route to apartment from outer parking spots.

Fire Department

No comments received.

El Paso Water Utilities

1. EPWU-PSB cannot confirm the availability of sewer service to a portion of the site plan at this time (proposed Lot 2, Block 1, Cumbre Estates 2).
2. The original sanitary sewer facility plans for the entire Cumbre Estates Subdivision were designed by an Engineering firm (the Engineer) retained by the Owner/Developer, and not by the El Paso Water Utilities – Public Service Board (EPWU-PSB). EPWU-PSB requires the Owner/Developer to have his Engineer certify in writing (signed and sealed by Professional Engineer) that the design of the existing low pressure sanitary sewer system possesses the capacity to provide service to the additional lots proposed on Cumbre Estates Unit 1 Replat B and the proposed Lot 2, Block 1 within Cumbre Estates Unit 2 before EPWU

allows sewer service for Lot 2 from the low pressure system.

3. Sanitary sewer service can be provided to the proposed Lot 1 (Multi-family) via a private service line/public main system. The public main will extend from the westernmost property line to existing public sewer mains along Gran Teton Drive. Offsite easements are required. The Owner/Developer is responsible for all the sewer main extension costs and the acquisition of offsite easements.

4. Lot 2, Block 1 will be provided with private low pressure sanitary sewer system located within the limits of Lot 2. The grinder pump and the discharge pipeline up to the isolation valve located behind the curb adjacent to Lot 2 are to be maintained and operated by the Lot/Home Owner. The El Paso Water Utilities will not own, operate or maintain the sanitary sewer grinder pump station on Lot 2”

5. There is an existing 8-inch diameter water main that extends along Shasta Drive. This main dead-ends approximately 90 feet north of the intersection of Everest Drive and Shasta Drive. The Owner/Developer is responsible for all water main extension costs.

6. Special water service requirements apply to the subject subdivision. The subject site is located within an intermediate pressure zone. Private water pressure regulating devices will be required at the discharge side of each water meter. The Owner/Developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot/home buyer shall be responsible for the operation and maintenance of the above-described privately-owned water pressure regulating devices.

CITY PLAN COMMISSION OPTIONS

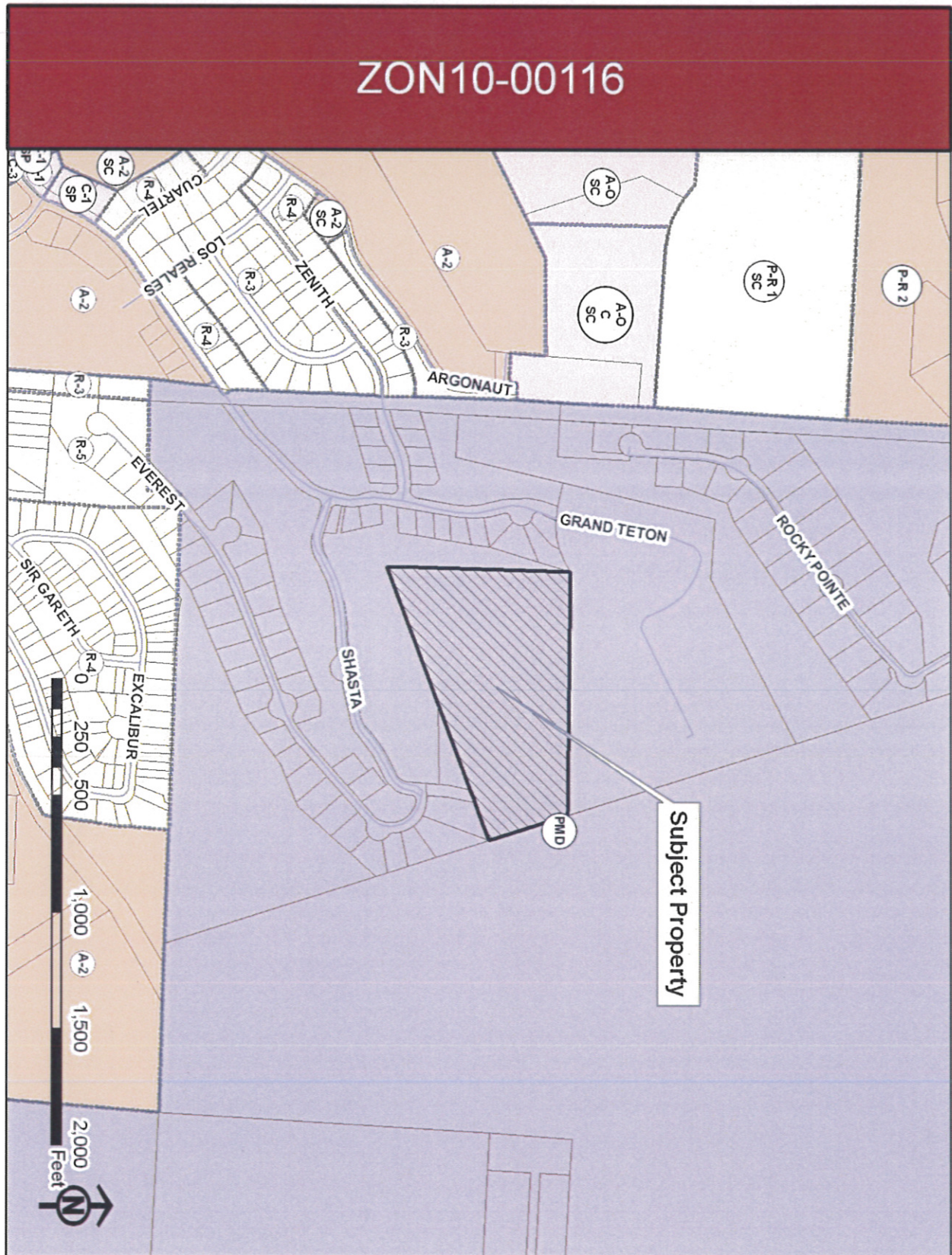
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the detailed site development plan application:

1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the detailed site development plan into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the detailed site development plan does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan

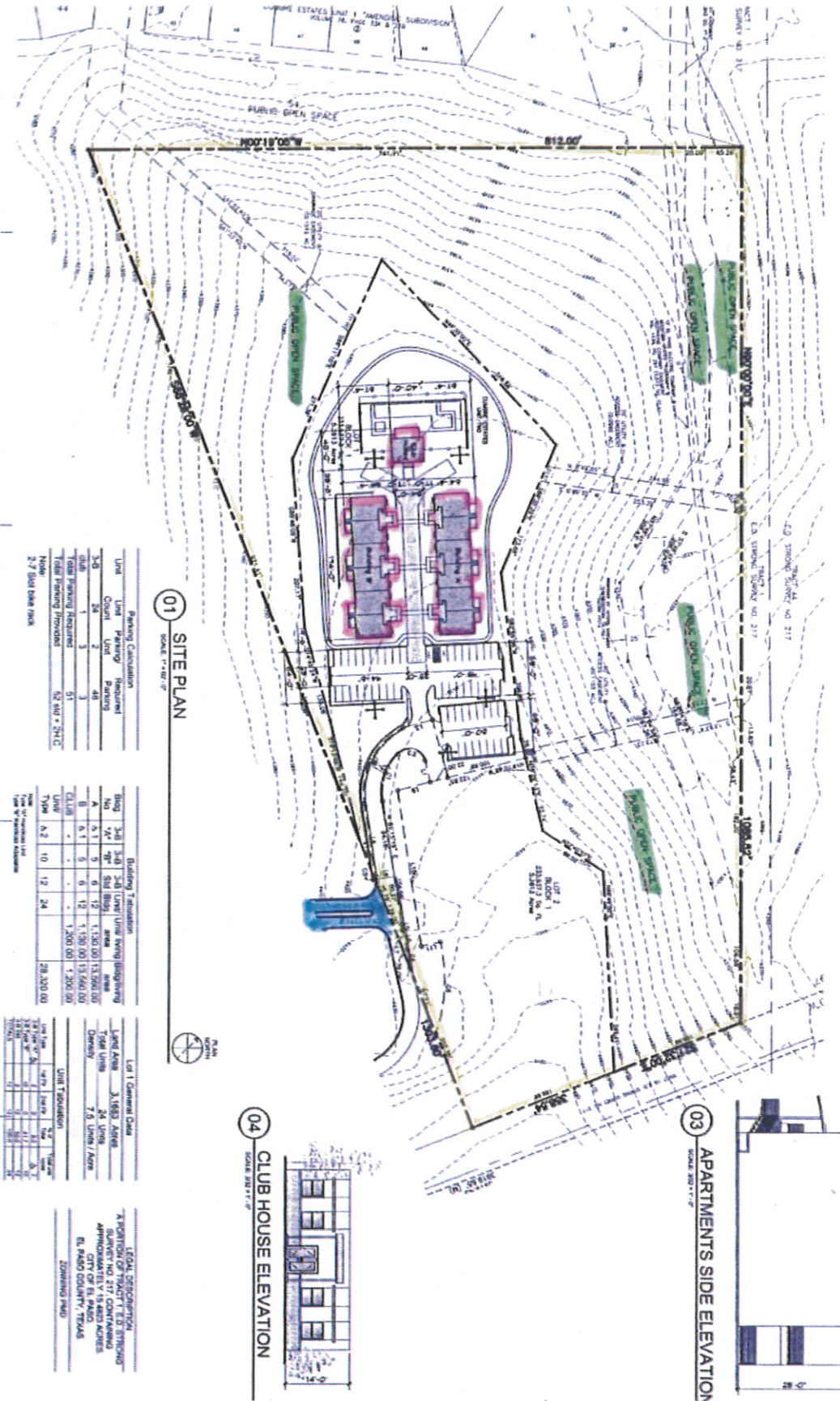
ATTACHMENT 1: ZONING MAP



ZON10-00116



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN





City of El Paso – Open Space Advisory Board Staff Report

Case No	ZON10-00092
Application Type	Detailed Site Development Plan Review
OSAB Meeting Date	January 19, 2011
Staff Planner	Esther Guerrero, 915-541-4720, guerreroex@elpasotexas.gov
Location	Silver Springs Drive, East of Thunderbird Drive
Legal Description	Lots 1-24, Block 1, Coronado Springs, City of El Paso, El Paso County, Texas
Acreage	5.663 acres
Rep District	1
Existing Use	Vacant
Existing Zoning	P-R II/sc (Planned Residential II/special contract)
Request	Detailed Site Plan Review required per (P-R II Planned Residential II) District and per Ordinance No. 6439, dated January 14, 1979
Property Owner	Issa Khlayel and Ahmad Ikhilail
Applicant	Issa Khlayel
Representative	Del Rio Engineering, Inc.

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) / single-family

South: P-R II/sc (Planned Residential II/special contract), R-3 (Residential) / apartments

East: R-3 (Residential) / single-family, drainage channel

West: P-R II/sc (Planned Residential II/special contract), R-3 (Residential) / apartments, elementary school

THE PLAN FOR EL PASO DESIGNATION: Residential (Northwest Planning Area)

Nearest Park: Snow Heights Park (3,779 feet)

Nearest School: Western Hills Elementary (3,610 feet)

NEIGHBORHOOD INPUT

Detailed Site Development Plan Review does not require public notification as per Section 20.04.520, Notice.

APPLICATION DESCRIPTION

The detailed site development plan shows an apartment complex that will include 50-2 bedroom units, club house with swimming pool, office, storage, and natural open space. Access will be via Silver Springs Drive.

Other existing conditions on the subject property have been satisfied.

PLANNING AND ECONOMIC DEVELOPMENT-PLANNING DIVISION RECOMMENDATION

Recommend **approval** of the detailed site development plan.

The Plan for El Paso-City Wide Land Use Goals

All applications for detailed site development plan shall demonstrate compliance with the following criteria:

Goal: develop a balanced and complete community which contains a mix of land uses and densities, housing types and styles, economic development, job opportunities, educational opportunities, and outlets for social and cultural expression.

Goal: provide a wide range of housing types that respond to the needs of all economic segments of the community.

The purpose of the P-R II (Planned Residential II) District is to encourage planned developments as a means of creating a superior living environment through unified planning and building operations at higher residential densities. The regulations of the district are designed to encourage variety in housing needed to meet changing housing demands and to provide adequate community facilities well-located with respect to needs; to protect the natural beauty of the landscape; to encourage preservation and more efficient use of open space; to offer an opportunity for design flexibility; and encourage innovations which may result in improved relationships between uses of different types and between land uses and transportation facilities.

Development Coordinating Committee Review

The DCC reviewed and discussed the application for detailed site development plan review and offered no objections to Planning Staff's recommendation for approval.

Department of Transportation

No objections.

Engineering and Construction Management Department - Plan Review

No objections.

Engineering and Construction Management - Land Development

1. Provide how drainage flow will be address from 15' drainage easement, located at lots 28 and 29, Block 1, Thunderbird Mountain Estates Subdivision.

2. No encroaching will be allowed in to City R.O.W. of any proposed rockwalls along Silver Springs Drive and approval from abutting property owner for any proposed rockwalls.

As a note to the applicant:

a. Due to the subdivision being within an area in a Special Flood Hazard Area (A1), applicant shall coordinate with Floodplain Coordinator for the requirements and compliance of Special Flood Hazard Area.

b. Applicant shall coordinate with FEMA, for the requirements for developing in a Special Flood Hazard flood plain area, a CLOMR and LOMR may be required; the CLOMR application shall be submitted prior to approval of the subdivision improvement plans.

c. Developer / Engineer shall comply with section 18.60 Flood Damage Prevention of the El Paso Municipal Code prior to recording of the plat, if applicable.

d. Applicant shall coordinate with the U.S. Army Corps of Engineers for the requirements and compliance of the Clean Water Act; 401 and/or 404 permits may be required.

e. Due to a portion of the subdivision being within an area in a Special Flood Hazard Area, this Division recommends to submit a drainage report.

3. ADA accessible Sidewalks, Wheel-chair ramp(s), and Driveway(s) will be required.*

4. Grading plan and permit shall be required.*

5. Storm Water Pollution Prevention Plan and/or permit required.*

6. Drainage plans must be approved by the Development Services Department, Engineering Section.*

7. The Subdivision is within Flood Zone A1, "Areas of 100-Year Flood; base flood elevations and flood hazard factors determined" and X, "Areas of minimal flooding"- Panel # 4802140048C, date February 16, 2006.

* This requirement will be applied at the time of development.

Fire Department

Fire Department has no objections. Please be advised that building construction exceeding 600' from one point of access will require fire sprinkler protection systems.

El Paso Water Utilities

EPWU does not object to this request.

The El Paso Water Utilities understands that the public right-of-way of Waseem Lane is to be vacated as depicted by Coronado Springs Replat "A".

El Paso Water Utilities Easements will be required as follows:

Within the easternmost portion of Coronado Springs Replat "A" there is an existing twenty (20) foot wide El Paso Water Utilities (EPWU) Easement. This easement contains an existing sanitary sewer main. The Site Plan pertaining to Case ZON10-00092 includes the label "10-foot Utility Easement". EPWU-PSB respectfully requests for this Site Plan to label this easement as "20-foot El Paso Water Utilities Easement". Furthermore, EPWU-PSB requests the Owner/Developer to refrain from placing curbs, gutters, and vehicle parking spaces above the described easement. EPWU-PSB Easement Policy allows paving only along the easements. In the event of an emergency, parked vehicles will present a hindrance to access the described sanitary sewer main. The Owner/Developer is encouraged to request EPWU's assistance to field locate this main if required. This main is described under the Sanitary Sewer portion of these comments.

The EPWU Easement that pertains to the sanitary sewer main that conveys flows from the Thunderbird Mountain Estates subdivision (located north of Coronado Springs Subdivision) to Silver Springs Drive is to remain. This main is described under the Sanitary Sewer portion of these comments.

Within the easternmost portion of Coronado Springs Subdivision there is a triangular shaped EPWU Easement; this easement is to remain.

Water:

Along Silver Springs Drive between Westwind Drive and Golden Springs Drive there is an existing twelve (12) inch diameter water main.

Within Silver Springs Village Unit Two Subdivision, along the Private Drive located north of Stratford Hall Circle, there is an existing eight (8) inch diameter water main. This main dead-ends at approximately 155 feet north of Stratford Hall Circle.

Previous water pressure readings conducted on fire hydrant number 5769 located along Silver Springs Drive at approximately 1,770 feet east of Westwind Drive (west of Golden Springs Drive) have yielded a static pressure of 70 pounds per square inch (psi), residual pressure of 65 psi, discharge of 1,342 gallons per minute (gpm).

Sanitary Sewer:

Along Silver Springs Drive between Westwind Drive and Golden Springs Drive there is an existing twelve (12) inch diameter sanitary sewer main.

Within the easternmost portion of the subject Property there is an existing eight (8) inch diameter sanitary sewer main. This main was constructed as part of the City of El Paso's Westside Flood Damage Improvements Phase 2 project. The alignment of this main continues towards the south, exits the subject Property and ingresses into the public right-of-way of Silver Springs Drive. An Easement for this main will be required. EPWU-PSB respectfully requests the Developer to label the easement in the plat as "El Paso Water Utilities Easement". EPWU-PSB respectfully requests the Owner/Developer to depict the described sanitary sewer main and the corresponding easement in the Coronado Springs Subdivision Replat drawing.

Within Coronado Springs Subdivision, there is an existing eight (8) inch diameter sanitary sewer main. This 8-inch diameter main originates at Spring Crest Drive (located within Thunderbird Mountain Estates subdivision), continues along a twenty (20) foot wide easement located within Lot 26, Block 1, Thunderbird Mountain Estates subdivision, the main transects the Coronado Springs Subdivision Property, and discharges into the described 12-inch diameter main located along Silver Springs Drive. Within Coronado Springs Subdivision, the 8-inch diameter sanitary sewer main is located within an easement. EPWU-PSB respectfully requests the Owner/Developer to depict the described sanitary sewer main and the corresponding easement in the Coronado Springs Subdivision Replat drawing.

Along the described Private Drive located within Silver Springs Village Unit Two Subdivision north of Stratford Hall Circle, there are no existing sanitary sewer mains.

Within Silver Springs Village Unit Two Subdivision, along Stratford Hall Circle, between Chesapeake Lane and Williamsburg Drive, there is an existing eight (8) inch diameter sanitary sewer main.

Sanitary sewer service is critical to the westernmost portion of the subject Property.

Sanitary sewer service may require the construction of a sanitary sewer main through the adjacent property.

An easement may be required.

General:

The El Paso Water Utilities – Public Service Board (EPWU-PSB) requires a complete set of improvement plans, and grading plans for review and approval prior to any work to be performed within the subject Property. This is required in order to ascertain that the proposed improvements and/or grading will not adversely affect the above-described sanitary sewer mains located within the subject Property.

All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWU-PSB Easement Policy.

In the event that private streets are proposed, the private streets are required to be designated full-width utility easements in order to enable the construction, operation, maintenance, and, repair of the proposed water and sanitary sewer mains.

Easement grantor shall indemnify, defend, and hold harmless the El Paso Water Utilities – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water Utilities – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area.

The alignment and location of the proposed EPWU-PSB easement shall enable the placement of water meters outside of the parking areas and minimize the length of services. No vehicular traffic is allowed over the water meters. EPWU-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within easements 24 hours a day, seven (7) days a week.

No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water Utilities - Public Service Board Easements (EPWU-PSB easements) without the written consent of EPWU-PSB.

The PSB easement shall be improved to allow the operation of EPWU maintenance vehicles.

Proposed surface improvements such as paving, landscaping, other types of low maintenance surfacing shall be reviewed for approval by EPWU-PSB.

Use of low maintenance easement surface improvements is required. The Owner of the property is responsible for maintenance of the easement surface; surface maintenance is not the responsibility of EPWU-PSB.

EPWU-PSB requests the Developer to refrain from constructing rock walls or any structure that will interfere with the access to the PSB easements.

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenance.

CITY PLAN COMMISSION OPTIONS

The City Plan Commission may consider the following options and additional options that it identifies when reviewing the detailed site plan application:

1. Recommend approval of the application finding that the detailed site development plan is in conformance with the review criteria of The Plan for El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan.
2. Recommend approval of the application with modifications to bring the detailed site development plan into conformance with the review criteria in The Plan for El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.

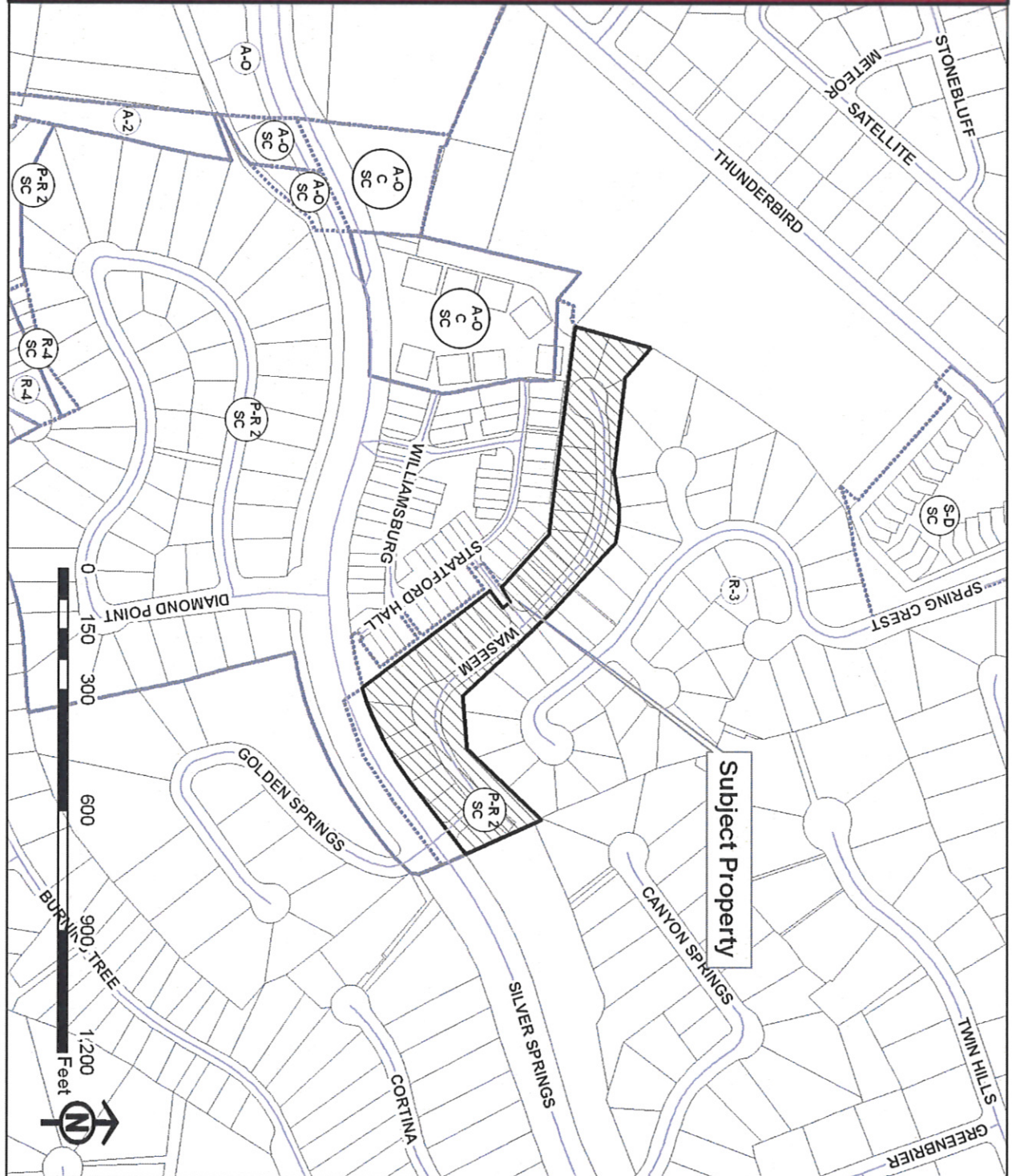
3. Deny the application finding that the detailed site development plan does not conform to the review criteria in The Plan for El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Proposed Detailed Site Development Plan
4. Elevations
5. Ordinance No. 6439

ATTACHMENT 1: ZONING MAP

ZON10-00092

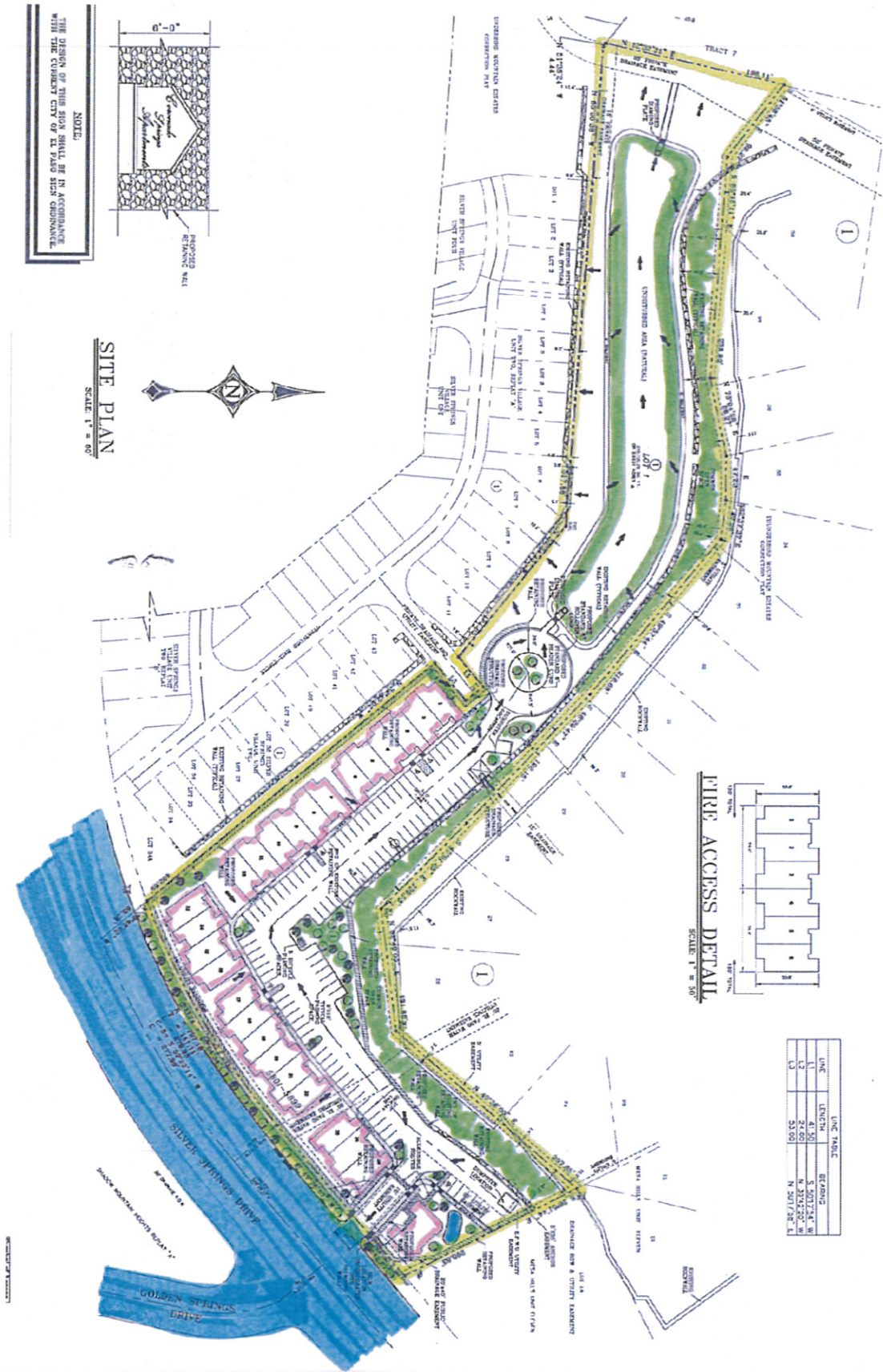


ATTACHMENT 2: AERIAL MAP

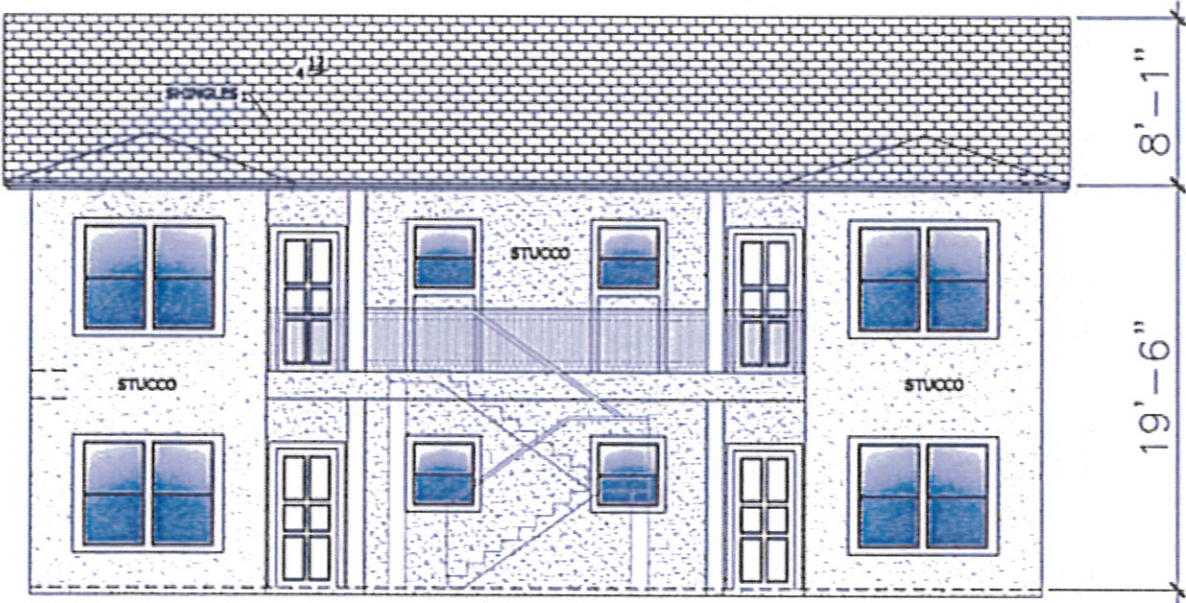
ZON10-00092



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATIONS



FRONT ELEVATION

SCALE: 1/16"=1'-0"

ATTACHMENT 5: ORDINANCE NO. 6439

(11)
AN ORDINANCE CHANGING THE ZONING OF
TRACT 1A, H. G. FOSTER SURVEY NO. 259
AND TRACT 2G1C, A. F. MILLER SURVEY
NO. 215, THE PENALTY BEING AS PROVIDED
IN SECTION 25-10 OF THE EL PASO CITY
CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of Tract 1A, H. G. Foster Survey No. 259
and Tract 2G1C, A. F. Miller Survey No. 215, as more particularly
described below, be changed to PUD-2 (Planned Unit Development)
within the meaning of the zoning ordinance, and the zoning map
changed accordingly:

Parcel No. 11 from R-3 (Residential) to PUD-2 (Planned Unit
Development).

A parcel of land lying in and being a portion of both
Tract 1A of the H. G. Foster Survey No. 259 and Tract
2G1C of the A. F. Miller Survey No. 215 in the City of
El Paso, El Paso County, Texas, said parcel being more
particularly described by metes and bounds as follows:

BEGINNING at a point which lies in the intersection of the
line common to the H. G. Foster Survey 259 and the A. F.
Miller Survey No. 212 with the North line of the A. F.
Miller Survey No. 215;

THENCE from said point of beginning North along the line
common to the H. G. Foster Survey No. 259 and the A. F.
Miller Survey No. 212 a distance of 139.00 feet to a point;

THENCE North 8°25'40" East along the Easterly line of
Tract 1C of the H. G. Foster Survey No. 259 a distance of
154.32 feet to a point;

THENCE North 81°34'20" West a distance of 22.86 feet to a
point lying in the line common to the H. G. Foster Survey
No. 259 and the A. F. Miller Survey No. 212;

THENCE North 8°25'40" East along the Easterly line of
Tract 8 of the H. G. Foster Survey No. 259 a distance
of 564.14 feet to a point which is the most Northerly
corner of said Tract 8;

THENCE along the arc of a curve to the left an arc dis-
tance of 225.72 feet to a point, the central angle of said
curve being 23°05'40", its radius being 560.00 feet, and
its long chord bearing North 54°57'50" East a distance of
224.20 feet;

THENCE along the arc of a curve to the right an arc dis-
tance of 566.36 feet to a point, the central angle of said
curve being 73°45'00", its radius being 440.00 feet, and
its long chord bearing North 80°17'30" East a distance of
528.06 feet;

THENCE along the arc of a curve to the left an arc dis-
tance of 391.56 feet to a point, the central angle of said

BOOK 965 PAGE 2080

EXHIBIT A

curve being $40^{\circ}50'41''$, its radius being 552.07 feet, and its long chord bearing South $83^{\circ}15'21''$ East a distance of 385.28 feet;

THENCE North $76^{\circ}19'19''$ East a distance of 136.47 feet to a point which is the Northwest corner of Tract 1B of the H. G. Foster Survey No. 259;

THENCE South $18^{\circ}50'46''$ East along the line common to Tracts 1A and 1B of the H. G. Foster Survey No. 259 a distance of 630.00 feet to a point lying in the Northerly line of Thunderbird Valley Subdivision, Unit III;

THENCE along the Northerly line of Thunderbird Valley Subdivision following a curve to the right an arc distance of 259.51 feet to a point, the central angle of said curve being $13^{\circ}29'29''$, its radius being 1102.12 feet, and its long chord bearing South $77^{\circ}53'15''$ West a distance of 258.92 feet;

THENCE continuing along the Northerly line of Thunderbird Valley Subdivision following a curve to the left an arc distance of 117.73 feet to a point, the central angle of said curve being $27^{\circ}16'00''$, its radius being 247.38 feet, and its long chord bearing South $71^{\circ}00'00''$ West a distance of 116.62 feet;

THENCE South $57^{\circ}22'00''$ West continuing along the Northerly line of Thunderbird Valley Subdivision a distance of 309.99 feet to a point;

THENCE North $32^{\circ}38'00''$ West a distance of 340.00 feet to a point;

THENCE South $57^{\circ}22'00''$ West a distance of 360.00 feet to a point;

THENCE South $32^{\circ}38'00''$ East a distance of 51.31 feet to a point;

THENCE South $84^{\circ}12'28''$ East a distance of 62.33 feet to a point;

THENCE South $32^{\circ}38'00''$ East a distance of 75.00 feet to a point;

THENCE South $57^{\circ}22'00''$ West a distance of 460.00 feet to a point;

THENCE along the arc of a curve to the right an arc distance of 185.11 feet to a point, the central angle of said curve being $32^{\circ}38'00''$, its radius being 325.00 feet, and its long chord bearing South $73^{\circ}41'00''$ West a distance of 182.62 feet;

THENCE North $8^{\circ}25'40''$ East a distance of 118.98 feet to a point lying in the line common to the A. F. Miller Survey No. 212 and No. 213;

THENCE East along the line common to the A. F. Miller Surveys No. 212 and No. 213 a distance of 20.59 feet to the POINT OF BEGINNING of the parcel being described, said parcel containing 24.803 acres, more or less.

BOOK 965 PAGE 2081

Parcel No. III from R-3 (Residential) to PUD-2 (Planned Unit Development).

A parcel of land lying in and being a portion of Tract 1A of the H. G. Foster Survey No. 259 in the City of El Paso, El Paso County, Texas, said parcel being more particularly described by metes and bounds as follows:

BEGINNING at a point which lies in the intersection of the line common to the H. G. Foster Survey No. 259 and the A. F. Miller Survey No. 212 with the North line of the A. F. Miller Survey No. 215;

THENCE North along the line common to the H. G. Foster Survey No. 259 and the A. F. Miller Survey No. 212 a distance of 817.12 feet to the TRUE POINT OF BEGINNING of the parcel being described;

THENCE from said true point of beginning North $66^{\circ}30'40''$ East a distance of 90.15 feet to a point;

THENCE along the arc of a curve to the left an arc distance of 225.72 feet to a point, the central angle of said curve being $23^{\circ}05'40''$, its radius being 560.00 feet, and its long chord bearing North $54^{\circ}57'50''$ East a distance of 224.20 feet;

THENCE along the arc of a curve to the right an arc distance of 566.36 feet to a point, the central angle of said curve being $73^{\circ}45'00''$, its radius being 440.00 feet, and its long chord bearing North $80^{\circ}17'30''$ East a distance of 528.06 feet;

THENCE along the arc of a curve to the left an arc distance of 393.56 feet to a point, the central angle of said curve being $40^{\circ}50'41''$, its radius being 552.07 feet, and its long chord bearing South $83^{\circ}15'21''$ East a distance of 385.28 feet;

THENCE North $76^{\circ}19'19''$ East a distance of 136.47 feet to a point which is the Northwest corner of Tract 1B of the H. G. Foster Survey No. 259;

THENCE continuing North $76^{\circ}19'19''$ East along the Northerly line of said Tract 1B, a distance of 195.73 feet to a point;

THENCE North $49^{\circ}26'57''$ East along the Northerly line of Tract 1B a distance of 442.40 feet to a point which lies in the Westerly line of Tract 1B of the H. G. Foster Survey No. 259, said point also being the most Northerly corner of Tract 1B;

THENCE North $26^{\circ}51'44''$ West a distance of 355.00 feet to a point;

THENCE South $40^{\circ}36'00''$ West a distance of 240.38 feet to a point;

THENCE South $85^{\circ}36'00''$ West a distance of 123.69 feet to a point;

THENCE North $49^{\circ}24'00''$ West a distance of 542.00 feet to a point;

THENCE West a distance of 510.00 feet to a point;

THENCE South $12^{\circ}32'21''$ West a distance of 135.00 feet to a point;

BOOK 365 PAGE 2082

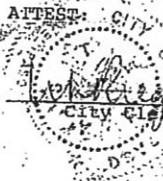
THENCE South $36^{\circ}37'10''$ West a distance of 307.13 feet to a point which is the Northeastern corner of Tract 5 of the H. G. Foster Survey No. 259;

THENCE South $11^{\circ}23'36''$ West along the Easterly line of said Tract 5 a distance of 158.40 feet to a point which is the Southeastern corner of Tract 5;

THENCE North $78^{\circ}36'24''$ West along the Southern line of Tract 5 a distance of 227.12 feet to a point lying in the line common to the H. G. Foster Survey No. 259 and the A. F. Miller Survey No. 212.

THENCE South along the line common to the H. G. Foster Survey No. 259 and the A. F. Miller Survey No. 212 a distance of 563.19 feet to the TRUE POINT OF BEGINNING of the parcel being described, said parcel containing 24.732 acres, more or less.

PASSED AND APPROVED this 23rd day of January, 1979.



Mayor

APPROVED AS TO FORM:

Anna Cook
City Attorney

6137

BOOK 965 PAGE 2083

Exhibit 'A'

CONTRACT

52151

105-102
509-137

This contract, made this 14th day of January, 1979, by and between FIRST SERVICE CORPORATION and A.V.C. DEVELOPMENT CORPORATION, co-partners doing business under the assumed name of SIERRA ISTA JOINT VENTURE, First Parties; FIRST SAVINGS AND LOAN ASSOCIATION OF EL PASO, a Corporation, Second Party, and the CITY OF EL PASO, Third Party, witnesseth:

Application has been made to the City of El Paso for rezoning of Tract 1A, H.G. Foster Survey No. 259 and Tract 2G1G, A. F. Miller Survey No. 215, all in the City of El Paso, El Paso County, Texas, such property being more particularly described in Ordinance No. 143 now pending before the City Council of the City of El Paso, a copy of which is attached hereto, marked Exhibit "A" and made a part hereof by reference. To remove certain objections to such rezoning, First Parties covenant that if the property is rezoned to PUD-2 (Planned Unit Development) within the meaning of the zoning ordinance of the City of El Paso, it shall be subject to the following restrictions, conditions and covenants:

1. No building permits shall be issued for construction on the property until the following conditions have been met:

(a). Complete and detailed architectural and site development plans of the proposed development on the property must be submitted by First Parties and approved by the City Plan Commission of the City of El Paso. All construction and development on the property shall be done in accordance with the approved plans.

(b). First Parties must, at no cost to the City, execute and deliver to the City either a 30-foot wide drainage easement with concrete lining as required or a 50-foot wide drainage easement if unlined and a 120-foot wide street which shall cross the property. The property descriptions used in such instruments shall be subject to prior approval by the Director of Traffic and Transportation and the City Engineer of the City of El Paso.

BOOK 965 PAGE 2076

2. Not more than fourteen dwelling units per acre shall be permitted on the portion of the property described as Parcel No. II in Exhibit "A," and not more than ten dwelling units per acre shall be permitted on Parcel No. III described in Exhibit "A." The term "dwelling unit" as used herein shall mean: one or more habitable rooms, including kitchen facilities, designed for occupancy by one family for living and sleeping purposes.

This agreement, as a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Parties and their successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

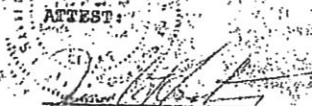
Second Party is the owner and holder of recorded liens on the property and hereby gives its consent to the above restrictions, conditions and covenants.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:


SIERRA VISTA JOINT VENTURE:

FIRST SERVICE CORPORATION

By 
President

ATTEST:

Secretary

A.V.C. DEVELOPMENT CORPORATION

By 
President

ATTEST:

Secretary



City of El Paso – Open Space Advisory Board Staff Report

Case No: SUB11-00010 Cumbre Estates Unit 1 2nd Amending
Application Type: Amending
Staff Planner: Raul Garcia, 915-541-4935, garcia1@elpasotexas.gov
Location: East of Grand Tetons Drive and North of Shasta Drive
Acreage: 0.40 acre
Rep District: 1
Existing Use: Vacant
Existing Zoning: PMD (Planned Mountain Development)
Proposed Zoning: PMD (Planned Mountain Development)
Nearest School: Morehead Middle School (1.6 miles)
Nearest Park: Galatzan Park (2.1 miles)
Impact Fee Area: Not in Impact Fee Area
Property Owner: Presidential Homes, Mountain Vista Builders
Applicant: Presidential Homes, Mountain Vista Builders
Representative: CAD Consulting Co.

SURROUNDING ZONING AND LAND USE

North: PMD (Planned Mountain Development)/ Vacant
South: PMD (Planned Mountain Development)/ Single-family development
East: PMD (Planned Mountain Development)/ Vacant
West: PMD (Planned Mountain Development)/ Vacant

THE PLAN FOR EL PASO DESIGNATION: Residential

APPLICATION DESCRIPTION

The applicant is proposing 2 single-family lots measuring 8,649 and 8,758 square feet in size with access from Grand Teton Drive. The applicant is amending the plat to move the lot line between the two lots in order for the proposed development to meet the side setback requirement.

This property is located within the Mountain Development Area (MDA) and has complied with all requirements of the MDA ordinance. This plat is also in compliance with the open space required in the PMD zoning.

Planning Division Recommendation:

Approval.

Engineering & Construction Management-Land Development:

No comments received.

Dept. of Transportation:

No comments received.

Parks and Recreation Department:

No comments received.

El Paso Water Utilities:

No comments received.

Additional Requirements and General Comments:

1. Submit to the Development Services Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
 - e. Deed for property to be dedicated as parkland.
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Subs in process map
3. Aerial map
4. Aerial map zoom out
5. Arroyos aerial zoom out
6. Arroyos aerial
7. Amending Plat
8. Application

ATTACHMENT 1



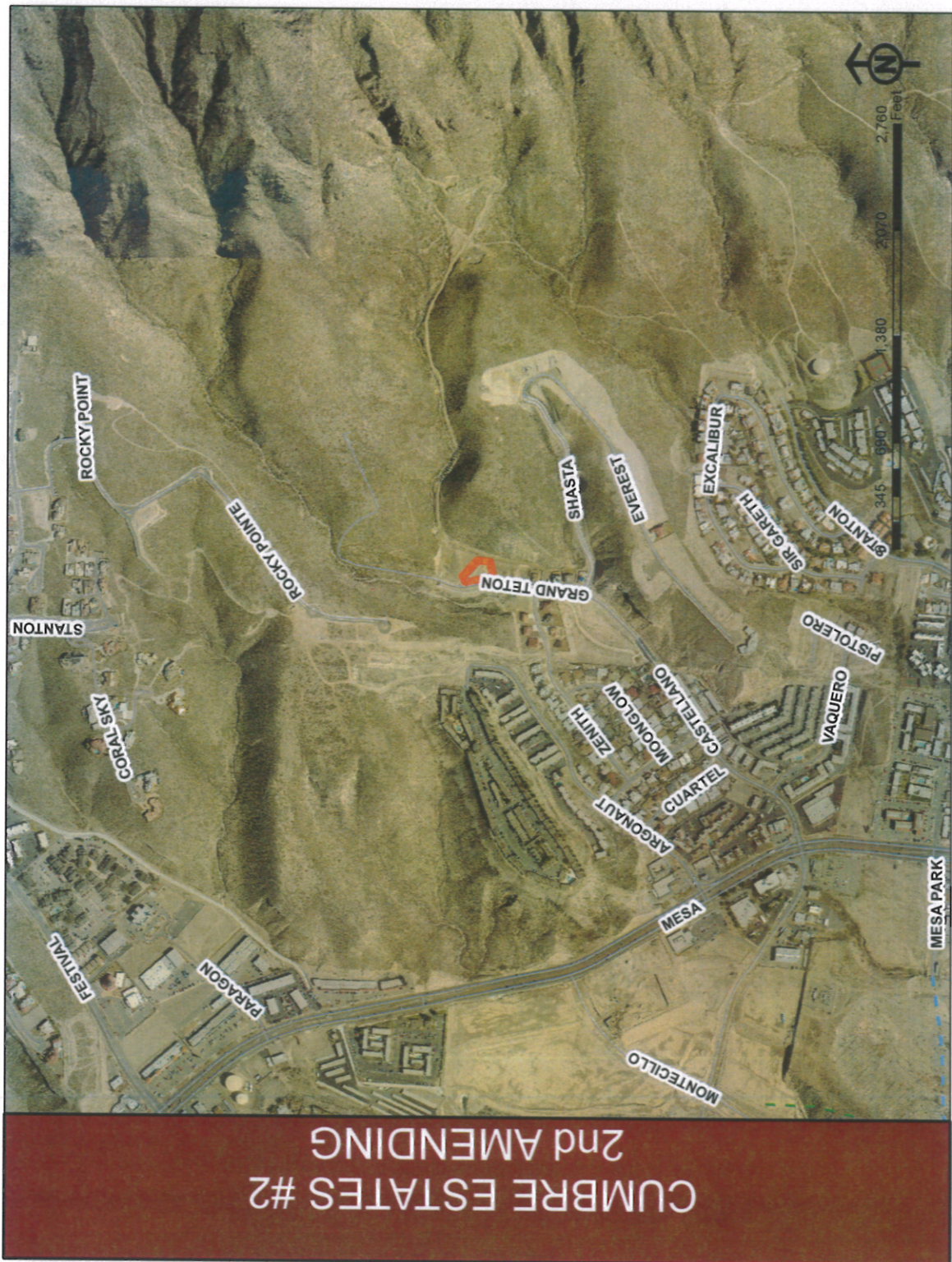
CUMBRE ESTATES #2
2nd AMENDING

The map displays the project area for Cumbre Estates #2 2nd Amending, highlighted in orange. The project area is bounded by Vista de Los Angeles to the north, Cumbre Estates #1 2nd Amending to the east, and Cumbre Estates #1 Replat A to the south. The project area is situated between Rocky Point to the west and Cumbre Estates #1 Replat A to the east. The map also shows surrounding streets including Stanton, Coral Sky, Paragon, Festival, Montecillo, Mesa, Cuartel, Zenith, Monglow, Castellano, Everest, Shasta, Sir Gareth, Excalibur, Pistolero, Vaquero, and MESA PARK. Other nearby developments include Rocky Point, San Clemente Replat A, Cumbre Estates #1 Rep B, Cumbre Estates #1 Replat A, Montecillo Unit One Replat A, Montecillo Unit Three, and Miner Village. A scale bar indicates distances in feet (2,760, 2,070, 1,380, 690, 345). A north arrow is located in the top right corner.

ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5



ATTACHMENT 6



CUMBRE ESTATES #2
2nd AMENDING

**CUMBRE ESTATES
UNIT 1
AMENDING SUBDIVISION**

BEING AN AMENDMENT OF
LOTS 49 AND 50, BLOCK 2
CUMBRE ESTATES UNIT ONE AMENDING SUBDIVISION
CITY OF EL PASO, EL PASO COUNTY TX.
CONTAINING:
17,407.37 SQ. FT.
OR 0.3996 ACRES ±

LEGEND

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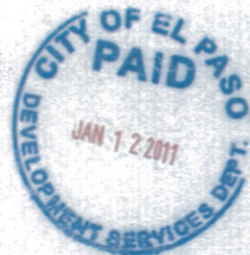
LOT 253 1.00 ACRES ±

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ATTACHMENT 8



CITY PLAN COMMISSION APPLICATION FOR AMENDING SUBDIVISION APPROVAL

DATE: _____

FILE NO. SUB11-00010

SUBDIVISION NAME: CUMBRE ESTATES UNIT 1 AMENDING PLAT

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
LOTS 49 AND 50, BLOCK 2
CUMBRE ESTATES UNIT ONE AMENDING
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>0.3996</u>	<u>2</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>2</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>0.3996</u>	
3. What is existing zoning of the above described property? PMD Proposed zoning? _____
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both _____
6. What type of drainage is proposed? (If applicable, list more than one)

7. Are special public improvements proposed in connection with development? Yes _____ No ☒
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No ☒
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes _____ No ☒
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No ☒
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record BELKIN CAPITAL INVESTMENTS LLC 565-7847
MOUNTAIN VISTA BUILDERS, INC. 855-4690
(Name & Address) (Zip) (Phone)

13. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer CAD CONSULTING CO. 1790 LER TREVINO 633-6422
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$631.00

OWNER SIGNATURE: Ch. Antanovich Esq. Belkin

REPRESENTATIVE: [Signature]

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.



City of El Paso – Open Space Advisory Board Staff Report

Application Type: Amendment to the 2025 Proposed Thoroughfare System
OSAB Hearing Date: January 19, 2011
Staff Planner: Melissa Granado, 915-541-4730, granadom@elpasotexas.gov

Location: North of Redd Road, south of Helen of Troy Drive, and east of Interstate Highway 10
Representative District: 1

The Plan for El Paso
Designation: Commercial, residential

Neighborhood
Associations: Save the Valley, Coronado Neighborhood Association, Upper Mesa Hills Neighborhood Association, Upper Valley Improvement Association
Representative: SLI Engineering, Inc.

APPLICATION DESCRIPTION

The applicant is requesting that the City of El Paso review and authorize an amendment to the Major Thoroughfare Plan for the area located north of Redd Road, south of Helen of Troy Drive, and east of Interstate Highway 10. Southwestern Drive, Northwestern Drive, and an unnamed east-west arterial are proposed as collector arterials. Southwestern Drive was dedicated by Three Hills Addition in 1977 and Scenic Heights in 1980. Southwestern Drive currently exists and has been developed at a 60 ft right-of-way. Northwestern Drive is identified by Westport Unit Six, recorded in 1996, and West Hills Unit Twenty Two, recorded in 1997. Northwestern Drive currently exists is developed and varies between a 70 and 90 ft right-of-way. The unnamed east-west collector arterial is proposed through a drainage right-of-way which was dedicated by West Hills Unit Twenty Two in 1997. In addition, the path of the proposed collector is projected to run within a city designated arroyo, Arroyo 164.

The request to delete Southwestern Drive, Northwestern Drive, and an unnamed east-west arterial as Collector Arterials is based on existing conditions.

The Plan for El Paso defines the proposed street type as follows:

Collector Arterial: Collector arterials shall provide access to neighborhood commercial and residential land uses and shall distribute traffic from local streets to arterials. Collector arterial streets shall be designed to permit through traffic and access to multifamily and light commercial uses, as well as direct access to low density residential. The right-of-way width for collector arterial streets shall be 64 feet without bike lanes and 72 feet with bike lanes.

The Plan for El Paso – Transportation Goals:

Meet the current and future mobility needs of residents, businesses, and visitors with a safe,

efficient, and multimodal transportation system.

DEVELOPMENT COORDINATING COMMITTEE RECOMMENDATION:

The Development Coordinating Committee recommends *approval*.

Department of Transportation:

No objections to the proposed amendment to the Major Thoroughfare Plan.

Texas Department of Transportation (TXDOT)

Since none of these streets are TxDOT corridors, we do not have any comments.

El Paso Metropolitan Planning Organization (MPO)

MPO is not opposed to this change in the City's MTP.

Development Services Department – Planning Division

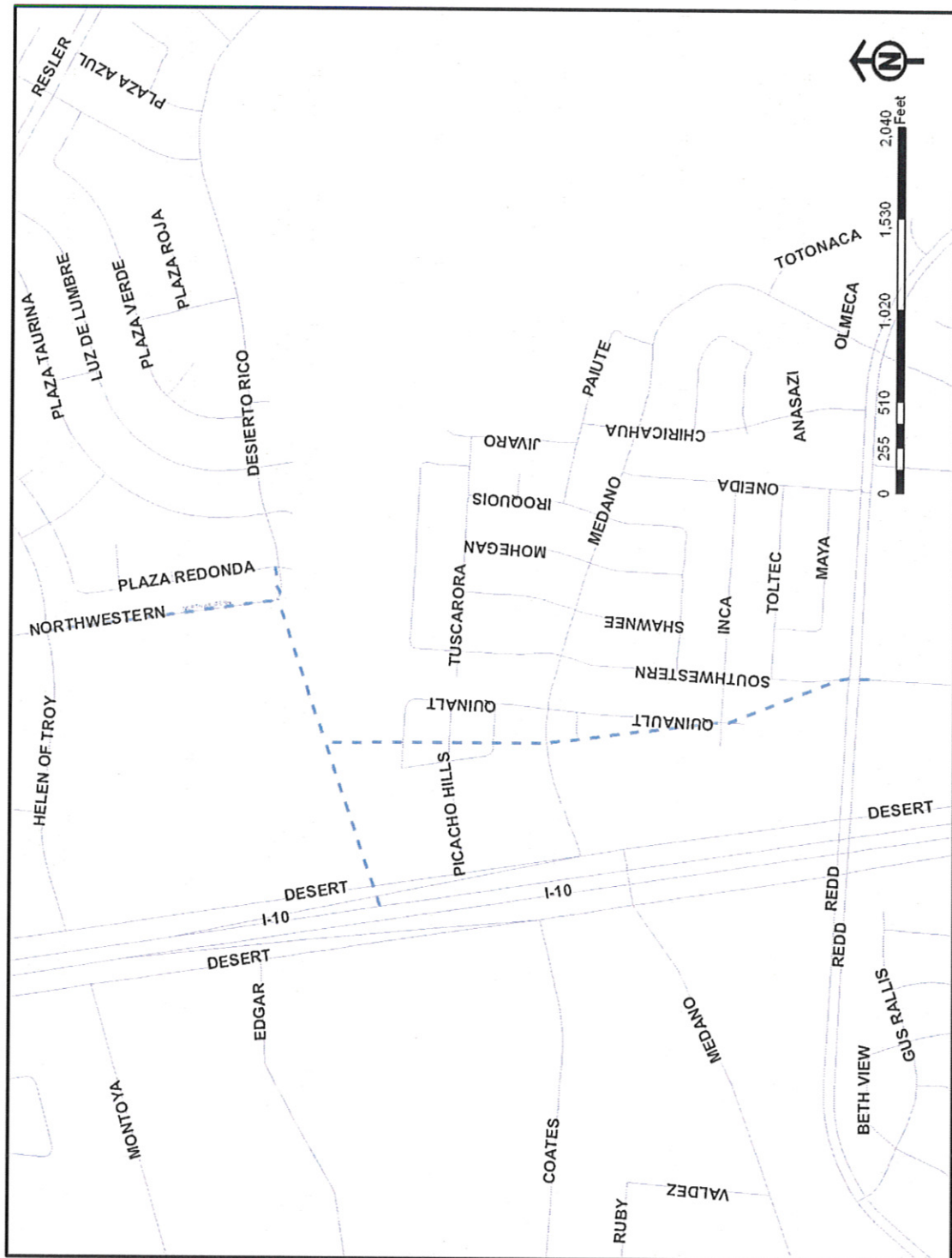
Recommends approval of the request to delete Southwestern Drive, Northwestern Drive, and an unnamed east-west collector arterial as collector arterials based on existing conditions. Southwestern and Northwestern Drive have been developed and identified through various approved subdivisions. The unnamed east-west collector arterial is projected through what is currently platted as a drainage right-of-way and classified as an arroyo.

Attachments:

Attachment 1: Location map

Attachment 2: Aerial map

Attachment 1: Location map



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